

**Planning Commission**  
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Porter Winston, Vice-  
Chair

Sarah Bunch, Secretary

**Planning**  
**Commissioners**

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William Chesser

Kyle Cook

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Craig Honchell

Tracy Hoskins

**Final Agenda**  
**City of Fayetteville, Arkansas**  
**Planning Commission Meeting**  
**January 9, 2012**

A meeting of the Fayetteville Planning Commission will be held on January 9, 2012 at 5:30 PM in Room 219 of the City Administration Building located at 113 West Mountain Street, Fayetteville, Arkansas.

**Call to Order**

**Roll Call**

**Agenda Session Presentations, Reports and Discussion Items**

**Consent:**

1. Approval of the minutes from the December 12, 2011 meeting.
2. **PLANNING COMMISSION BYLAW AMENDMENT:** An amendment proposed by Planning staff, related to the number of votes required to forward a rezoning request and clarification for administratively approved items.  
Planner: Andrew Garner

3. **ADM 11-4017: Administrative Item (NORTHEAST CORNER OF FIFTH STREET/SOUTH SCHOOL/ SYCAMORE LOFTS PH II, 523):** Submitted by APPIAN, INC. for property located at the NORTHEAST CORNER OF FIFTH STREET/SOUTH SCHOOL AVENUE. The property is zoned MSC, MAIN STREET/CENTER and contains approximately 0.23 acre. The request is for approval of a shared parking agreement.  
Planner: Andrew Garner

**New Business:**

4. **ADM 11-4019: Administrative Item (NORTH SIDE OF MLK BETWEEN BLOCK AND EAST AVENUES/ JACOBS, 523):** Submitted by APPIAN, INC. for property located ON THE NORTH SIDE OF MARTIN LUTHER KING BOULEVARD BETWEEN BLOCK AVENUE AND EAST AVENUE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 1.00 acre. The request is for a variance of the Access Management Ordinance to allow for a curb cut onto Martin Luther King Boulevard, a Collector Street, when the property also has frontage onto lower classification streets. Planner: Andrew Garner
5. **ADM 11-4020: Administrative Item (333 W. LAFAYETTE ST./UNIVERSITY BAPTIST CHURCH, 484):** Submitted by MCCLELLAND CONSULTING ENGINEERING for property located at 333 WEST LAFAYETTE STREET. The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.47 acres. The request is for a shared parking agreement for 62 parking spaces.  
Planner: Dara Sanders

**6. LSD 11-3992: Large Scale Development (ECO DOWNTOWN, 484):** Submitted by MCCLELLAND CONSULTING ENGINEERING for property located southwest of intersection of WEST LAFAYETTE STREET AND NORTH CAMPBELL AVENUE (ECO DOWNTOWN). The property is zoned DG, DOWNTOWN GENERAL and contains approximately 2.47 acres. The request is for a multi-family apartment building containing 250 units and an enclosed parking garage.  
Planner: Dara Sanders

**7. CUP 11-4006: Conditional Use Permit (415 N. BROYLES AVE./RECYCLING DROP-OFF/ EDUCATIONAL FACILITY, 476):** Submitted by THE CITY OF FAYETTEVILLE for property located at 415 NORTH BROYLES AVENUE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.00 acres. The request is to allow Community Recycling Drop off Facility, Use Unit 2, in an R-A zoning district.  
Planner: Jesse Fulcher

**8. LSD 11-4007: Large Scale Development (415 N. BROYLES AVE./RECYCLING DROP-OFF/ EDUCATIONAL FACILITY, 476):** Submitted by THE CITY OF FAYETTEVILLE for property located at 415 NORTH BROYLES AVENUE. The property is zoned R-A, RESIDENTIAL AGRICULTURAL and contains approximately 3.00 acres. The request is for a community recycling drop-off and educational facility.  
Planner: Jesse Fulcher

**9. CUP 11-3998: Conditional Use Permit (716 W. SYCAMORE ST./CANINE CONNECTION, 366):** Submitted by MCCLELLAND CONSULTING ENGINEERS, INC. for property located at 716 WEST SYCAMORE STREET. The property is zoned C-2, THOROUGHFARE COMMERCIAL and contains approximately 0.88 acre. The request is to allow Animal Boarding and Training, Use Unit 43, in a C-2 zoning district.  
Planner: Andrew Garner

**10. CUP 11-4010: Conditional Use Permit (131 W. ELM ST./MOLDENHAUER, 367):** Submitted by BATES AND ASSOCIATES for property located at 131 WEST ELM STREET. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, 4 UNITS PER ACRE and contains approximately 1.84 acres. The request is to allow a tandem lot.  
Planner: Andrew Garner

**11. RZN 11-3999: Rezone (2514 W. LORI DR./RAZORBACK PARK GOLF COURSE, 285):** Submitted by RON CAVINESS for property located at 2514 WEST LORI DRIVE. The property is zoned RSF-1, RESIDENTIAL SINGLE-FAMILY, 1 UNIT PER ACRE and contains approximately 37.11 acres. The request is to rezone a portion of the property to R-A, RESIDENTIAL AGRICULTURAL.  
Planner: Jesse Fulcher

**12. ADM 11-4018: Administrative Item (UDC CH. 172.10: BICYCLE PARKING RACK REQUIREMENTS):** Submitted by THE CITY OF FAYETTEVILLE PLANNING DIVISION. The request is for an ordinance to amend and clarify the Unified Development Code section 172.10: Bicycle Parking Rack Requirements.  
Planner: Leif Olson

*The following item has been approved administratively by City staff:*

**FPL 11-3995: Final Plat (SUMMIT PLACE REPLAT PHASE I, 329):** Submitted by COOVER CONSULTANTS for property located SOUTHEAST OF THE INTERSECTION OF EAST TOWNSHIP STREET AND NORTH COLLEGE AVENUE. The property is zoned NC, NEIGHBORHOOD CONSERVATION and contains approximately 30.56 acres. The request is to replat Phase I of the Summit Place subdivision resulting in 27 single family lots.  
Planner: Andrew Garner

## ***NOTICE TO MEMBERS OF THE AUDIENCE***

***All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.***

***Interpreters or TDD, Telecommunication Device for the Deaf, are available for all public hearings; 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.***

***As a courtesy please turn off all cell phones and pagers.***

***A copy of the Planning Commission agenda and other pertinent data are open and available for inspection in the office of City Planning (575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.***

